

WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday February 1, 2012, to discuss Greenbelt North Core.

Mayor Davis called the meeting to order at 8:05p.m. It was held in the Multi-Purpose Room of the Community Center.

PRESENT WERE: Councilmembers Konrad E. Herling, Emmett V. Jordan, Leta M. Mach, Edward V. J. Putens, Rodney M. Roberts and Mayor Judith F. Davis. Councilmember Silke I. Pope was out of the country attending to family matters.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; Celia Craze, Director of Planning & Community Development; Terri Hruby, Assistant Director of Planning, Bob Manzi, City Solicitor and David E. Moran, Assistant City Manager.

ALSO PRESENT WERE: Keith (Rusty) Kerber, Beltway Plaza; Garth Beall & Paul Summers, Metroland Developers; Chad Williams, M-NCPPC; Keith Chernikoff, George Branyan, Brian Gibbons, Jeff Lemieux, Matt Johnson & Ann Lombardi, Advisory Planning Board (APB); Thomas White, News Review, Bill Orleans and Cary Coppock.

Ms. Craze referenced the previous work session on South Core. She discussed a table showing staff's proposed changes to the development agreement. Ms. Craze reported that a Conceptual Site Plan and a Preliminary Plan of Subdivision were in place for the North Core.

Mr. Beall summarized the history of the project. He indicated that the 2009 vision for the project developed by Petrie-Ross was not going to materialize due to the economy and problems with WMATA. He stated that the infrastructure requirements of the North Core are about \$240 Million. Mr. Beall reported this amount was impossible without financing and high intensity use though development.

Mr. Beall indicated that he learned the FBI was interested in looking at sites near Metro stations. WMATA agreed to extend the deadline for the joint development agreement to see how the FBI relocation plays out. He noted that General Accounting Office did a study which indicated that the Hoover building did not meet the FBI's security requirements.

Mr. Beall stated that the FBI was looking for a site that met the following criteria: 55 acres, 2.1 million square feet of office space, 4,300 parking spaces, 2.5 miles from the Beltway and 2.5 miles from a Metro station. Mr. Beall believed that Greenbelt was the best site in the County that met these criteria. He stated that the County Executive indicated that the County will do whatever it takes to bring the FBI to Prince George's. He noted a 300 foot buffer was required for security reasons. Mr. Beall stated a mixed use site was preferable, but this would ultimately be up to the Federal government. Mr. Beall distributed a summary of the history of the FBI's Headquarters relocation citing various studies that had occurred and applicable Executive Orders.

Mr. Roberts asked about parking requirements and building types. Mr. Beall believed the parking preference was underground garage and the FBI's desire was 4-5 buildings.

Ms. Mach asked about integrating a large Federal campus with the nearby community. Mr. Beall cited the Suitland Federal Center as a poor example and noted that Federal facilities wanted to be part of the community, but security concerns would be a challenge for this facility.

Mr. Putens expressed a desire for underground parking.

Mr. Jordan asked about Mr. Beall's conversations with the County. Mr. Beall responded that the County was very supportive including the provision of Tax Increment Financing (TIF).

Mr. Herling asked about FBI employees living near the site. Mr. Beall discussed "coattails" and believed that Capital Office Park, Beltway Plaza and Franklin Park would benefit from such development.

Mayor Davis believed that underground parking was challenging due to water issues at the site. She also stated that funding for the interchange was another challenge. Mayor Davis expressed concern about folks who needed to access the site just to ride Metro.

Mr. Roberts believed community support was essential. Mr. Beall noted other jurisdictions including Fairfax County were interested in luring the FBI. Mr. Roberts favored less parking rather than more.

Mr. Herling questioned the height of buildings. Ms. Craze noted that the sector plan and development agreement provided a range of heights. She stressed that large employers support convenience retail in the community.

Mr. Jordan commented that the 300 foot buffer was equivalent to a football field. Mr. Jordan asked about a "Plan B" for the site if the FBI doesn't materialize. Mr. Beall stated there is no plan B. He indicated that the current economy would not support a mixed use development. Mr. Beall was confident WMATA would extend the Joint Development Agreement if the FBI project moves forward.

Ms. Mach asked about FBI salaries. Mr. Beall responded that special agents start at approximately \$60,000/year. Ms. Mach noted that support personnel made less than this and might want to live in Greenbelt. Ms. Mach expressed concern about WMATA garage aesthetics and hoped there would be community input under the implementation guidelines of the Executive Order cited by Mr. Beall.

Ms. Craze noted that the City's development agreement was with Metroland and if Metroland goes away, so do the City's proffers in that agreement.

Mayor Davis cited a conversation with former Governor Glendenning where he indicated that the FBI proposal was not an example of smart growth. Mr. Johnson stated that this was not smart growth, and expressed concern about forfeiting the mixed use vision, and indicated he was not speaking for APB.

Ms. Craze suggested that staff draft a revised development agreement and bring it back to a work session. Mr. Roberts favored a public hearing at a Regular Council Meeting. Mayor Davis, Ms. Mach, Mr. Herling and Mr. Jordan favored a work session on the agreement and then present it at a Regular Council Meeting.

The meeting ended at 10:01 p.m.

Respectfully Submitted

*David E. Moran
Assistant City Manager*